

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 16 December 2019

Portfolio:	Housing
Subject:	Draft Fareham Housing Greener Policy
Report of:	Deputy Chief Executive Officer
Corporate Priorities:	Protect and enhance the environment

Purpose:

To seek approval of the draft Fareham Housing Greener Policy.

Executive summary:

The potential impacts of climate change are high on the global, national and local agenda and Fareham Housing recognises it can contribute to mitigating against some of the worst effects through the use, maintenance and development of Council owned stock.

This policy provides clarity on how Fareham Housing will make a contribution to mitigating the effects of climate change and undertake preparations in anticipation of new legislation.

The document is set out into four principles (detailed further in this report) to provide a framework for the document. These are as follows:

1. Minimise consumption of resources
2. Promote sustainable lifestyles
3. Build homes that meet the sustainability needs of our customers now and in the future
4. Deliver a greener standard

The careful use, planning and maintenance of council-owned housing stock, will have an additional benefit of helping our tenants reduce their energy costs and help in combating fuel poverty.

Recommendation/Recommended Option:

It is recommended that the Executive approves the draft Fareham Housing Greener Policy, as provided in Appendix A to this report, for publication.

Reason:

To define Fareham Housing's commitment against climate change and prepare for anticipated change in legislation.

Cost of proposals:

The costs of publication and consultation are covered in the existing Fareham Housing operational budget

Appendices: **A: Draft Fareham Housing Greener Policy**

Background papers: **None**

Reference papers: **None**

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Executive Briefing Paper

Date:	16 December 2019
Subject:	Draft Fareham Housing Greener Policy
Briefing by:	Deputy Chief Executive Officer
Portfolio:	Housing

INTRODUCTION

1. In June 2019 the Government amended the Climate Change Act (2008) to lower the target of CO2 emissions to net zero by 2050. This, in addition to the Government's environment plan 'A Green Future: Our 25 Year Plan to Improve the Environment' (2018), and the increasing profile of climate change in the news, all pave the way for the Government to make legislative changes. Any subsequent legislation may have a significant impact on how local authorities deliver their services.
2. Fareham Borough Council already recognises the importance of the natural world. The first two priorities of the Corporate Strategy are 'Protect and Enhance the Environment' and 'Provide Housing Choices'. Part of the former is to explore minimising waste, the latter, to provide affordable housing. By considering greener measures in our housing stock the Council can minimise its impact on the environment and offer better insulated, energy efficient affordable housing for those in need.

CURRENT GREENER COMMITMENTS

3. In recent months, Fareham Borough Council has progressed its commitment to a greener future. In June 2019, the Executive approved the draft Affordable Housing Strategy for consultation. A new action was added following comments received which commits to the production of a greener policy for Council owned stock. The Affordable Housing Strategy was subsequently approved with this amendment at the 7 October Executive meeting.
4. At the 26 September Executive Meeting the Executive Leader pledged the commitment to carbon neutrality by 2030. This pledge would be met by establishing a carbon footprint baseline before a more detailed action plan is put in place. The commitment builds on previous environmental work already undertaken, for example the Single Use Plastic (SUP) project or the continued joint working with the Eastern Solent Coastal Partnership.
5. Fareham Housing has also already undertaken several greener measures in relation to its stock; the implementation of solar panels in the development at 123 Bridge Road and

the construction of six Passivhaus units in Coldeast are some of the bigger projects to date. Although these projects have started to lead the way in reducing our impact on the environment, it is recognised that further work is still required.

THE FAREHAM HOUSING GREENER POLICY

6. The Fareham Housing Greener Policy is set out as a series of principles to provide a framework to guide users through the measures Fareham Housing is committing to. These principles start at the design stages of housing development through to the maintenance, use and improvement of existing stock. Consideration will also be given to ensure grant funding opportunities can be maximised to remain in line with any budgetary restrictions.
7. The four principles are as listed below:
8. **Principle 1, 'Minimise consumption of resources'**, commits to improving water and energy efficiency, exploring the use of renewable technologies and improving the SAP¹ and CO2 ratings in Council owned stock. The work under this principle will build on the existing responsive and planned maintenance programmes and focus on implementing more energy efficient fixtures and fittings wherever possible. Any improvements may have the additional benefit of lowering energy costs for our tenants.
9. **Principle 2, 'Promote sustainable lifestyles'**, will build on the existing advice already available with the aim of enabling more informed, sustainable choices.
10. **Principle 3, 'Build homes that meet the sustainability needs of our customers now and in the future'**, looks at how Fareham Housing will consider both future development and improvements to existing stock. Consideration of greener principles at the design stage will ensure any future projects continue to meet the needs of our customers.
11. **Principle 4, 'Deliver a greener standard'**, will ensure that the other principles can be delivered in a way that does not compromise budgetary restrictions. It is expected that the price of renewable technologies will become more affordable as they become more mainstream. In addition, as changes are implemented at a national level it is also likely more grant funding opportunities will be made available. Delivery of a greener standard also expands on the first principle of implementing energy saving measures. An understanding of where fuel poverty exists can help those households receive these measures.
12. It is important to recognise that not all tenants will be familiar with these new technologies so will be shown how to use them correctly. Tenants will also be encouraged to provide feedback, ensuring guidance is easily understood and the technologies are working optimally.

HOUSING SCRUTINY PANEL

13. At the 11 November meeting of the Housing Scrutiny Panel, Members were provided with a copy of the Draft Fareham Housing Greener Policy and an accompanying report.
14. The Members discussed the policy at length and requested that Officers explore ways of obtaining feedback from the Borough's Passivhaus tenants. This work is already in

¹ SAP ratings quantify a dwellings performance in terms of energy use and is used to produce an EPC (Energy Performance Certificate).

progress.

CONCLUSION

15. To deliver energy saving measures for our tenants and contribute to the commitment of carbon neutrality, it is recommended that the Executive approve the Fareham Housing Greener Policy.

Enquiries:

For further information on this report please contact Fleur Allaway. (Ext 4304)